

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



January 21, 2005

Mr. Mark Grisham
City Manager
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

Dear Mr. Grisham:

RE: Review of the City of Pittsburg's Adopted Housing Element

Thank you for submitting Pittsburg's housing element, adopted on November 1, 2004 and received for review on November 15, 2004. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The Department's October 15, 2004 review found the City's revised element, including all supplemental revisions, adequately addressed the statutory requirements of State housing element law. As the adopted element is substantially the same as the reviewed draft and includes all revisions as submitted, the Department is pleased to find it in compliance with State housing element law (Article 10.6 of the Government Code).

The Department commends the City for adopting a variety of programs to provide and maintain housing affordable to all economic segments of the population. Specifically, the City has included programs to facilitate the development and preservation of affordable housing, including allowing residential uses above-ground floor on all commercially designated parcels, amendment of the zoning ordinance to reduce parking requirements for residential developments within close proximity to transit facilities and increased promotion of the City Home Rehabilitation Loan Program. These programs will assist the City's efforts to provide a wide variety of housing opportunities for the community.

As described in the Department's October 15, 2004 review, the finding of compliance is conditioned on the successful implementation of Policy 13-P-1.1, Programs I, J, & K by December 2005 as outlined in the supplemental revisions submitted to the Department on October 15, 2004. The City must successfully implement Programs I & J to incorporate the allowance of increased densities (up to 40 du/acre) for projects in the high density residential district meeting an identified community objective such as affordable housing and all provisions contained in Appendix D of the Interim Zoning

Ordinance into the comprehensive zoning code update to be completed by December 30, 2005. In addition, Program K commits the City to identify and designate alternative sites by December 2005 if sites L & O as identified in the element's underutilized parcel inventory are not designated surplus by September 30, 2005.

If these programs are not implemented as specified, the element would require immediate amendment to provide adequate sites. The City should report on the status of these programs through its annual progress report pursuant to Government Code Section 65400. Failure to submit forthcoming annual reports or other evidence of completion will trigger a compliance review by the Department of the implementation status of identified programs, policies and incentives.

The Department appreciates Pittsburg's diligence in revising its housing element to comply with State law and making a commitment to proactively address its housing needs. If we can provide assistance to the City in implementing the housing element or should you have additional questions, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

Cathy E. Creswell
Deputy Director

cc: Melissa Ayres, Planning Manager, City of Pittsburg
Noel Ibalio, City of Pittsburg, Associate Planner
Rosalyn Stewart, Consultant, Dyett-Bhatia
Richard Marcantonio, Public Advocates, Inc.
Craig Castellonet, California Affordable Housing Law Project
Mark Stivers, Senate Committee on Transportation & Housing
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.

David Booher, California Housing Council

Sue Hestor, Attorney at Law

Martin R. Engelmann, P.E., Contra Costa Transportation Authority

